

Stoney Ridge Outline Plan

Lot 5 & 6, Plan 902 2394
Camrose, AB

Prepared for Stoney Ridge Developments



April 2019

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1.0 Introduction

1.1 PURPOSE

The purpose of the Soney Ridge Outline Plan is to describe the land use framework and development objectives for lands legally described at Lots 5 & 6, Plan 902 2394 located in the south end of Camrose, west of 50 Street and south of Camrose Drive. The Soney Ridge development encompasses an area of approximately 11.25 hectares (27.8 acres). The lands within Lots 5 & 6 are currently designated as R1 – Low Density Residential District.

The Soney Ridge Outline Plan constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the 2006 Camrose Growth Study Update for residential development. It is also consistent with the goals of the City of Camrose Municipal Development Plan.

Soney Ridge Development's intent through the Soney Ridge Outline Plan is to develop a balanced community of residential and recreational opportunities with complimentary land uses. To achieve this, Soney Ridge Development intends to integrate the Plan with open space linkage connections, and high-quality residential development. Together, these aspects will provide the City of Camrose with a unique area for a new community.

This document will describe the land use pattern and the development objectives for the Soney Ridge Outline Plan. The Outline Plan will implement the land use framework and development objectives by identifying the following:

- size and location for various land uses;
- alignment of roadways;
- open park system and trail linkages;
- proposed development density;
- servicing concepts for deep utility servicing; and
- development staging sequence.

The detailed design of each phase (plans of subdivision) will refine the concept presented by the Soney Ridge Outline Plan.

1.2 PLAN AREA

Figure 1 shows that the subject lands are located in the northwest and southwest quarters of Section 27-46-20-W4M in the south end of Camrose. The Outline Plan is defined by the following boundaries:

North Boundary – Camrose Drive

East Boundary – 50th Street

West Boundary – Camrose Creek Park

South Boundary – Ravine to Camrose Creek

1.3 POLICIES & RELEVANT PLANNING DOCUMENTS

The following relevant documents have been reviewed and referenced in preparation of this Outline Plan:

- a. City of Camrose Municipal Development Plan (2011);
- b. City of Camrose Municipal Sustainability Plan (2010);
- c. Green Space Master Plan (2014);
- d. City of Camrose Growth Study Update (2006);
- e. Land Use Bylaw (2017 – as amended);
- f. Development Standards (1994);
- g. Off-Site Levy Bylaw (2017 – as amended); and
- h. All servicing master plans (transportation (2007), water (2006), sanitary (2007), and stormwater (2008)).

The Stoney Ridge Outline Plan has been prepared as a non-statutory Plan. It adheres to the guidelines and policies set forth by The City of Camrose for the development of new areas. These policies and guidelines are outlined in the City's Municipal Development Plan and other planning guidelines and standards.

The **City of Camrose Municipal Development Plan** outlines broad policies for guiding growth and changes in the City. Among many other things, the MDP sets out the



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following policies regarding neighborhood design that have been incorporated into the outline plan:

- New comprehensively planned residential areas shall generally be located as illustrated in the General Urban policy area on Map 2: Land Use.
- Comprehensive planning for new neighborhoods should identify major open-space recreational amenities or public gathering places that add to the City-wide regional trail or greenspace networks.
- Local residential streets should be connected between neighborhoods and developments to disperse traffic and promote walking. The use of cul-de-sacs should be minimized. Where cul de sacs are required they should be connected by continuous pedestrian access routes.
- Emphasize regional and local pedestrian and bicycle pathway systems.
- Preserve and enhance the natural and recreational open space system. Enhancing the existing recreational open space system is a key priority. Regional parks will be located at central locations and act as destinations on a regional pedestrian and cycle pathway system.
- Natural areas are a valuable resource to the citizens of Camrose and should be protected throughout the city and incorporated into the design of future urban growth areas as part of developing a City-wide green network.
- Development within residential neighborhoods should incorporate sustainable development initiatives which may include green building and design best practices, stormwater management best practices, and water and energy saving initiatives.
- New neighborhoods shall provide a high degree of road and pedestrian connectivity to allow for shorter travel distances between destinations and greater dispersal of traffic.

There are no constraints listed for the development of the Plan Area within **The City of Camrose Land Use Bylaw**. This Plan has been developed to conform to the Land Use Bylaw regarding land use and regulations.

The City of Camrose Municipal Sustainability Plan defines what sustainability means to the community and provides strategic direction to move towards a more sustainable future. The Stoney Ridge Outline Plan has implemented sustainable planning practices where possible and practical.

The following objectives and policies of the **Green Space Master Plan** adhered to in this outline plan:

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- Protect existing natural areas;
- Provide a setback from development to the valley; and
- To the extent possible, new parks, green space and trails should be developed as a connected system.

The City of Camrose Growth Study Update (2006) identifies the lands in the Outline Plan as within the immediate developable inventory in the City of Camrose.

The Outline Plan has been designed in accordance with all City of Camrose servicing master plans (transportation (2007), water (2006), sanitary (2007), and stormwater (2008)). The development is designed and will be constructed to conform to the City of Camrose Development Standards (1994)

2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY & VEGETATION

As shown on Figure 1 – Existing Conditions, the site topography is gently sloping from east to west with the ground surface elevation ranging from 744m to 740m. The highest ground contour is at the east end of the property at 50 Street and the lowest area adjacent to the Camrose Creek Park.

The local vegetation consists of mixtures of trees and bushes along the west and south boundaries of the Plan area. The remainder of the property has remained as vacant agricultural land for several decades.

2.2 GEOTECHNICAL CONDITIONS

In April of 2014 Parkland Geotechnical completed a geotechnical report for the subject lands. The report describes the typical soil profile in descending order: topsoil, silt and clay, sand, and till.

The geotechnical slope profile along the west and south boundaries of the property are well known. A detailed building setback guideline established for the existing development north of the Stoney Ridge plan area will be implemented. Further, titles to the future lots along the south and east boundaries will have restrictive covenants describing slope protection measures that the lot owners will need to comply with.

2.3 ENVIRONMENTALLY SENSITIVE AREAS

Due to the sensitive nature of the Camrose Creek valley and tributary area it is important that special care be taken during construction to limit impact on vegetation and soils in the area. Special care should be taken to limit exposed stripping areas and stockpile locations for topsoil from tributary drainage channels. Where required silt fences should be incorporated to minimize migration of fine grained soils during construction. Erosion and sediment control plans will be submitted with each phase of development.

2.4 HISTORICAL LAND USE

The subject area has been used for agricultural purposes since the early 1900's.

2.5 ADJACENT LANDS AND SURROUNDING DEVELOPMENT

The lands located to the south across the ravine are currently vacant agriculture land. However, this property has been identified as future residential development in the City of Camrose.

Directly east of 50 Street is vacant agricultural land that has been zoned for future residential development.

The property directly north of the Stone Ridge across Camrose Drive is the existing Creekview residential development.

The lands directly to the west form part of the Camrose Creek Park and include an adjacent ski trail forming part of main network. This part of the park is more of a natural area other than the ski trails. Slightly further north in the park area offers connections to the city's paved trail network.

2.6 EXISTING UTILITIES

There are no existing utilities, deep or shallow, that extend through this property.

3.0 Development Objectives

3.1 DEVELOPMENT OBJECTIVES

The Stoney Ridge Outline Plan has been prepared as a comprehensively planned residential neighborhood taking advantage of the existing topography as well as the close proximity of the Camrose Creek regional park system. The main objectives of the Stoney Ridge Outline Plan are:

- to develop a plan consistent with the general intent and purpose of the City of Camrose Municipal Development Plan (MDP) and 2006 Growth Study;
- to consider the unique setting of the development adjacent to an important recreational amenity by protecting the integrity of Camrose Creek Park while enhancing pedestrian access;
- to accommodate current and anticipated future growth pressures in the City of Camrose by providing suitable residential uses and densities;
- to create a sustainable neighborhood by efficiently utilizing available land within the City of Camrose and provide convenient pedestrian and transportation access near to the community center and its institutions and amenities;
- to provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging; and
- to ensure the implementation of the plan takes place in an orderly, phased basis over a period of approximately 5-10 years.

3.2 RESIDENTIAL

- Include single detached and semi-detached housing. All housing forms and options will recognize consumer preferences and current market demands. Proposed land uses will be in conformance with municipal standards and policies set forth by the City of Camrose.
- Encourage pedestrian friendly, attractively landscaped streetscapes.
- Locate residential development to take advantage of features such as Stormwater Management Facilities and views of the Camrose Creek Park system.

3.3 OPEN SPACES / MUNICIPAL RESERVES

- Provide open space linkage in an east/west direction to facilitate convenient direct access to the many recreational services offered by Camrose Creek Park.
- Create a centrally located, attractive neighborhood park to provide passive and active recreation for the Stoney Ridge residents.
- Where possible utilize Storm Water Management Facilities to serve as a joint use by incorporating recreational opportunities for the neighborhood.
- Create an inviting entrance to the neighborhood by creating separate boulevards complemented by enhanced landscaping and a pedestrian pathway.

3.4 TRANSPORTATION

- Provide a logical, safe and efficient transportation system within the plan area to address the vehicular transportation needs of residents moving to, from, and within the Stoney Ridge neighborhood.
- Provide direct, convenient, and safe pedestrian, bicycle and other multi-use modes of transportation linkages to the community nodes such as the central park site, Camrose Creek Park, and a future proposed pedestrian route along 50th Street to the University of Alberta – Augustana Campus and Downtown Camrose.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

3.5 ECOLOGICAL STEWARDSHIP

- Incorporate open spaces into compatible land uses such as the Storm Water Management Facilities and the utility corridor to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City of Camrose to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.
- Promote practices to reduce the amount of light pollution in the community.

4.0 DEVELOPMENT CONCEPT

4.1 NEIGHBOURHOOD UNIT

The Stoney Ridge neighborhood development concept is based upon a response to current and anticipated market trends within Camrose and the surrounding region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, shape, size, and locations of various land uses.

The Stoney Ridge Outline Plan is comprised of 11.25 hectares of land and is bounded on the north and east side by major roadways and on the west side of the Camrose Creek Park. These boundary conditions create a logical planning unit and the basis for the design as shown on Figure 2 – Development Concept. The land use statistics and number of residential units are represented in Table 1 and Table 2 following the Development Concept.

4.2 RESIDENTIAL

All land within the Stoney Ridge development is intended for residential development complemented with recreational open space and will be implemented based on market conditions and consumer preferences at the time of development.

4.2.1 Low Density Residential

The majority of lots proposed in the Stoney Ridge development will be conventional detached dwellings. These lot types are spread throughout the development concept and are near the many amenities offered in this development, which include the central park, linear connections, and the Camrose Creek Park.

Within the low density areas identified in the plan, the housing forms will consist of single detached housing catering to a variety of lot and home sizes. These lots will typically be around 35 meters in depth with shallower and deeper lots around expanded bulbs and in the closes. It is anticipated that the larger lots will be concentrated around the central park site as well as along the Camrose Creek Park. Smaller lots are expected to be concentrated in the east portion of the Plan.

4.3 PARKS AND OPEN SPACES

4.3.1 Central Park Site

A central park site approximately one hectare in size is proposed to serve the active recreational needs of this neighborhood. It is anticipated that this park will contain one playground structure as well as a large open space for use by residents of Stoney Ridge. The playground structure will be located in an area that protects it from the stormwater

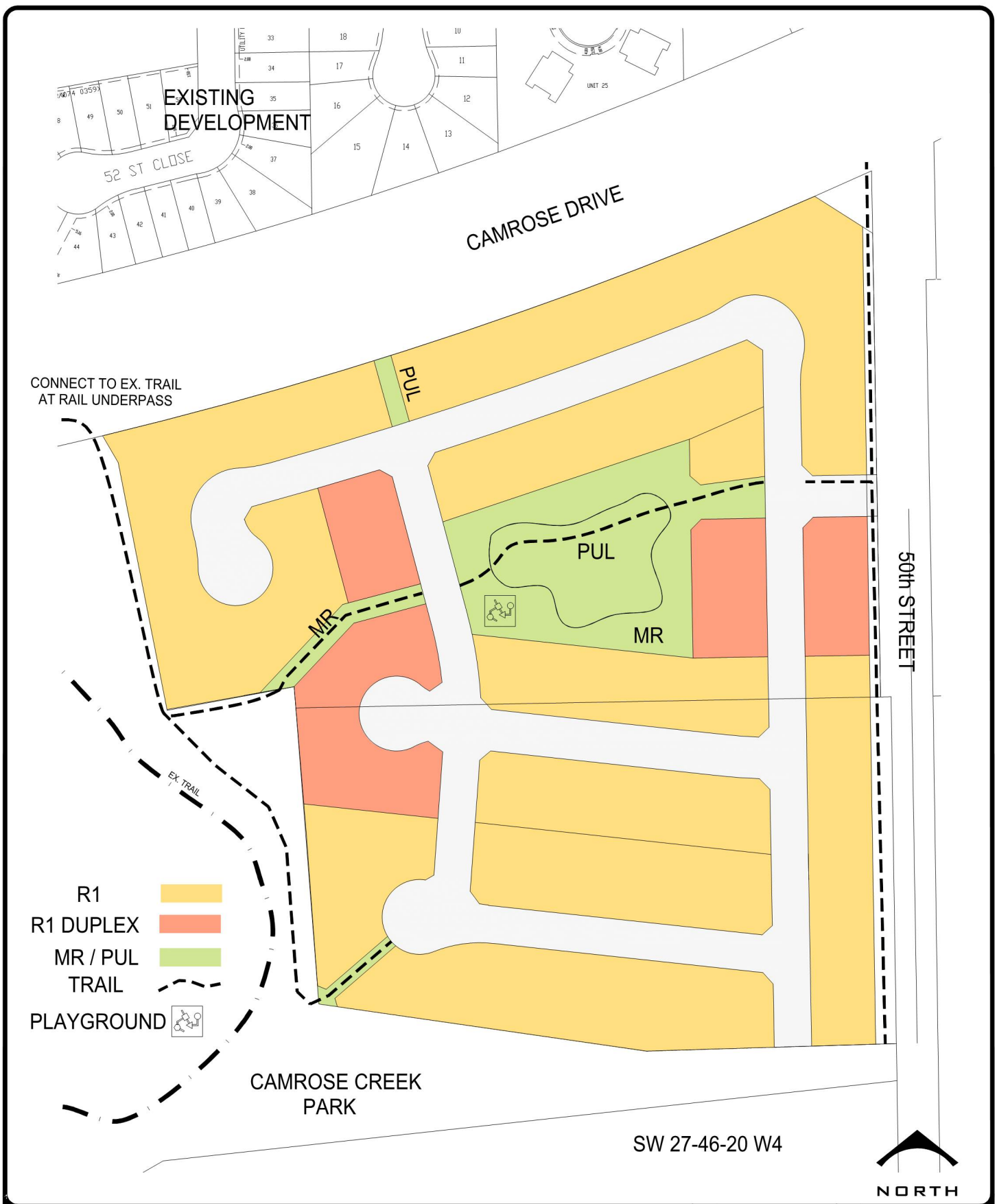


Figure 2
Development Concept
Stoney Ridge

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TABLE 1
STONE RIDGE OUTLINE PLAN
LAND USE STATISTICS

	Area (ha)	% of NDA
GROSS AREA	11.25	
50th Street Road Widening	0.09	
NET DEVELOPABLE AREA	11.16	
Low Density Residential - R1 Single detached	6.47	58.0
Low Density Residential - R1 Duplex	1.13	10.1
Parks & Open Space	0.69	6.2
Public Utility Lot	0.36	3.2
Roadways	2.51	22.5

TABLE 2

RESIDENTIAL UNITS & POPULATION

Land Use	Area (ha)	Density units/ha	Density persons/unit	Units	Population
R1 -Single Detached	6.47	20	2.5	130	325
R1 - Duplex	1.13	30	2.5	34	85
				Total	410

Population Density 37 persons per hectare

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storage and major overland drainage functions of the stormwater facility. Lighting will be provided for the playground area.

It is anticipated that the bottom of the dry pond will be used for active recreation with the remaining surrounding spaces reserved for passive uses. This site will form part of the linear connection between the rest of the neighborhood and the Camrose Creek Park. This park will be developed in consultation with the City of Camrose and to the standards set out by the City. It is anticipated that this park will be developed within the first phase of development in Stoney Ridge.

4.3.2 Linear Park System / Trails

The central design feature of Stoney Ridge is to provide an efficient pedestrian system to access the many amenities offered by the Camrose Creek Park system. This is achieved by creating an east/west linear park connection throughout the neighborhood. This trail will connect to the northwest to the existing trail network in Camrose Creek Park. There will also be a pedestrian connection from the development roadway access on 50th Street north to Camrose Drive. To facilitate the safe pedestrian crossing of Camrose Drive, flashing pedestrian signals will be installed at the intersection with 50th Street when the first phase of development is concurrent with the first home occupations in the community.

4.3.3 Common Fencing

A 1.8m high continuous low maintenance fence would be constructed along Camrose Drive to control public access and provide privacy and aesthetics. Due to the grade separation along Camrose Drive it is not anticipated that a berm would provide any added benefit. A similar common fence would be extended along the east boundary of the development parallel to 50th Street. Gates will not be permitted for the fencing along Camrose Drive and 50th Street.

Further a common chain link fence will be installed along the rear of properties bounding the central park site and Stoney Creek Park.

4.4 STORMWATER MANAGEMENT FACILITIES

A stormwater management facility has been located in the central portion of the Plan to take advantage of the existing topography, which requires that this facility be located in close proximity to the lowest portion of the site.

This facility has been incorporated into the central park. This stormwater detention pond will likely be a dry pond, which will be seeded and supplemented with tree and shrub plantings to make this an amenity for the entire neighborhood. It is anticipated that this detention pond will only receive water during extreme rainfall events and the remainder of the time can be utilized for passive or active recreational activities. Dry pond inlets and outlets will be grated and secured.

4.5 TRANSPORTATION

The system of roads proposed for the Stoney Ridge neighborhood provides its residents and the surrounding, traveling public with safe and efficient access for this area to the rest of Camrose. As part of the project the 50th street roadway would be upgraded to a 4 lane undivided arterial roadway between Camrose Drive and the entrance road to the development. The roadway would be designed with 3.7m through lanes and a 3.5m turn lane and tie into the existing transition lanes at the Camrose drive intersection.

The roadway would extend from the development road entrance to the southern limit of the development as a 2 lane paved section without curbs as the initial stage of an ultimate 4 lane arterial roadway. The second stage of this road would be completed as development proceeds to the south of the Stoney Ridge neighborhood. The proposed conceptual layout of the 50th Street improvements are shown on Figure 3.

It is understood that a portion of the costs for the upgrade of 50th street for the Stoney Ridge subdivision would be recoverable upon development of the adjacent lands and a mechanism would be written in the development agreement to allow compensation back to the developer.

All transportation upgrades will be designed in accordance with the City of Camrose Development Standards and TAC standard.

4.5.1 Arterial/ Expressway roadways

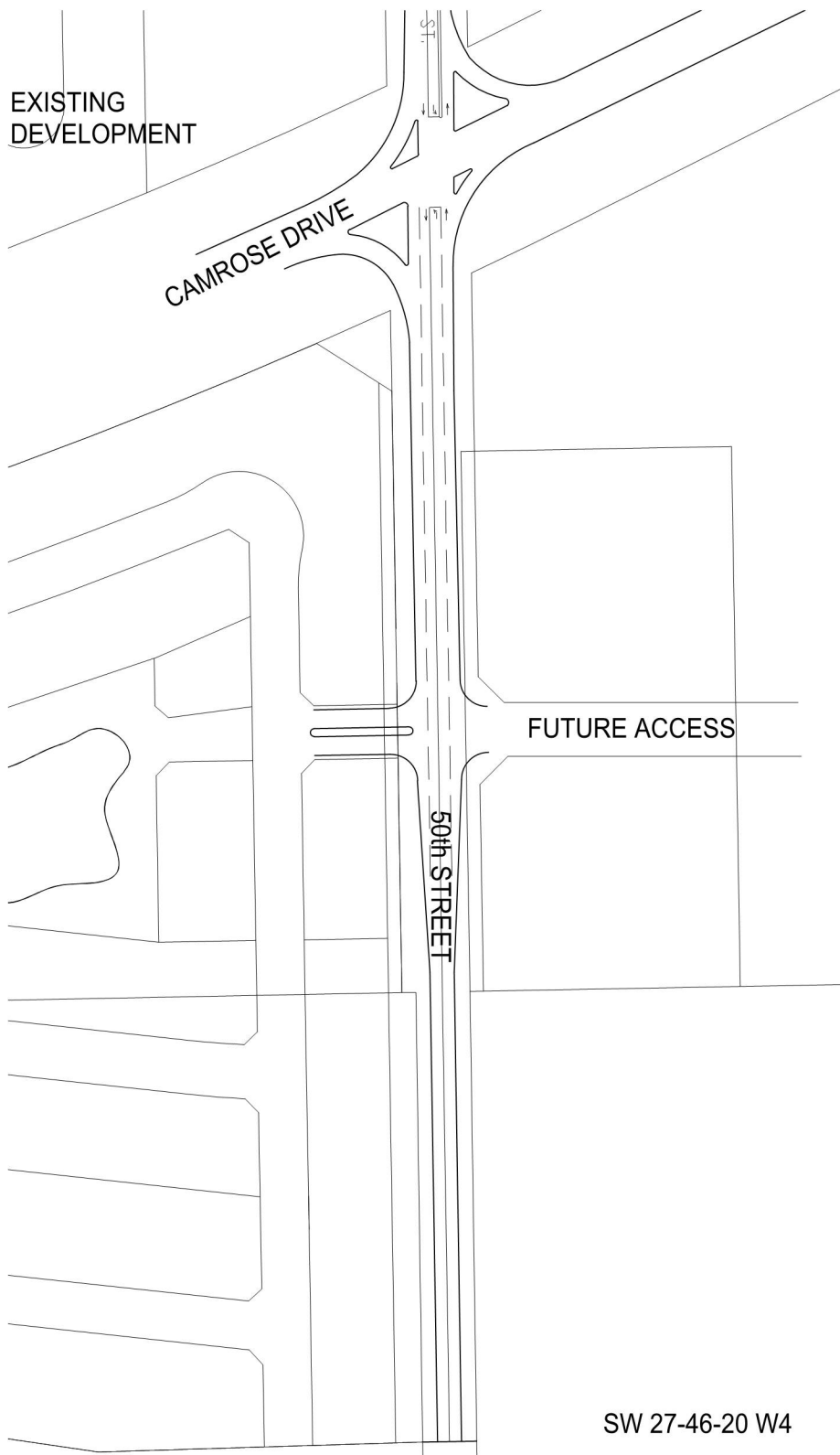
The updated growth study designates the following roadways adjacent to the Stoney Ridge Outline Plan as follows:

- Camrose Drive (north side) – arterial roadway (highway)
- 50 Street (east side) – ultimately an arterial roadway

An area along the east of Lot 6 will be designated as road widening to be consistent with widening already designated from Lot 5 to allow for a 40m right-of-way. A common fence similar to that installed north of Camrose Drive for the Creekview development will be installed along 50th Street.

4.5.2 Collector Roadways

The main entrance off 50 Street will be a collector roadway standard, which will link the entire development to 50 Street. This collector roadway will be designed as per the City of Camrose Guidelines and will have separate sidewalks that include boulevard tree planting. From the main entrance a second minor collector road will extend south to connect to future development to the south as shown on Figure 2. Collector roads will have a 10.0 meter wide carriage way and an 20.0 meter wide right-of-way.



SW 27-46-20 W4



Figure 3
50th Street Improvements
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It is anticipated that an entrance feature sign will be situated at the west end of the entrance within the central park area. This entrance feature will be constructed to enhance the character of the neighborhood and provide distinct identity for the Stoney Ridge community.

4.5.3 Local Roads

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads will have a 9.5 meter wide carriage way and an 18.0 meter wide right-of-way. All local roads will have monolithic curb and gutter sidewalks on each side of the roadway.

4.5.4 Laneways

The Stoney Ridge development has been designed as a laneless neighborhood.

4.5.5 Traffic Impact Assessment

A traffic impact assessment will be completed concurrently with the first phase of development.

5.0 Municipal Servicing

5.1 STORMWATER MANAGEMENT

A stormwater management facility (SWMF) is proposed for the Soney Ridge Lands to manage and control major storm water events. This facility will be designed as a central park site with active and passive recreation opportunities and will manage storm water from both the underground minor storm drainage system and the major overland storm water flows for the majority of this development. This SWMF will be a stormwater detention pond sized to accommodate stormwater detention for a 1:100 year storm event. The inlet/outlet structure would be designed to release runoff at the 1:5 year pre-development runoff rate of 5L/sec/ha for the area.

The stormwater system will be designed to manage the stormwater requirements from the 50th Street right of way as well as and predevelopment flows from adjacent land to the east that historically drained through the development area. It is anticipated that the majority of the offsite flow currently drains south along the 50th Street ditch system to the ravine along the south boundary of the development area.

Water quality would be achieved using a mechanical centrifugal separator that would be incorporated into the inlet/outlet structure and would be capable of removing oil and grit and 85% of the 75 micron size total suspended solids during low flows as per Alberta Environment guidelines.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed on the streets to the stormwater management facilities during larger stormwater events. All stormwater from the Soney Ridge development will discharge into the existing 900mm dia. storm trunk located in the Camrose Drive roadway alignment that discharges through the current outfall structure into Camrose Creek.

It is anticipated that storm pipes in this development will vary between 300mm and 600mm pipe diameter. Foundation drainage services would be provided for every lot and tied into the proposed stormwater drainage system. The storm system will also be designed to accommodate stormwater requirement resulting from the urbanization of 50th Street.

This overall storm system is illustrated on Figure 3. All stormwater facilities and storm sewers will be designed in accordance with the City of Camrose Development Standards and Alberta Environment Standards.

5.2 SANITARY SEWER SERVICING

The proposed development will be serviced from the sanitary trunk that currently exists on the south side of Camrose Drive. A connection to this trunk is proposed at the northwest corner of Soney Ridge, which will then be extended into the development.

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All of Stone Ridge will be serviced by gravity off this existing trunk. The sanitary lines will follow the existing grade, which currently drains from east to west. The overall conceptual sanitary sewer system is shown on Figure 4.

It is anticipated that most the sanitary pipes will be 200mm diameter to service this development with the exception of mains oversized to accommodate flows from future development to the south and east. All sanitary sewer facilities will be designed in accordance with the City of Camrose Development Standards and Alberta Environment Standards.

5.3 WATER DISTRIBUTION

The overall water distribution system needed to service the Stone Ridge Lands is shown on Figure 5. Water service for the development will come from an existing 300mm water trunk, which is currently located approximately 200 meters north of this property in the original Creekview development. This trunk will be extended south across Camrose Drive to the northeast corner of the development. To provide a loop connection a secondary water supply will be extended east at the location of the entrance road to connect to future development on the east side of 50th Street.

It is anticipated that the water distribution system for Stone Ridge will be accommodated 200mm diameter mains. The subdivision would be designed with hydrant fire spacing and fire protection meeting current standards. Flush points will be provided at the termination of water mains to prevent stagnation. All water main facilities will be designed in accordance with the City of Camrose Development Standards and Alberta Environment Standards.

5.4 SHALLOW UTILITIES

Shallow utility services will be provided by the following companies:

- ATCO Gas (Natural Gas)
- Fortis Alberta (Electricity and Streetlights)
- Telus Communications (Telephone)
- Eastlink (Cable Television)

The design of these facilities will be completed in consultation with these four companies at the detailed design of each phase of development.

The existing overhead powerline along 50th Street will be installed underground along the east boundary as an aesthetic upgrade for the community. Utility providers will install electrical infrastructure with the capacity to accommodate 2-way solar power installations. Further to this, home builders will be encouraged to orient roofs to optimize for future solar panel installations.

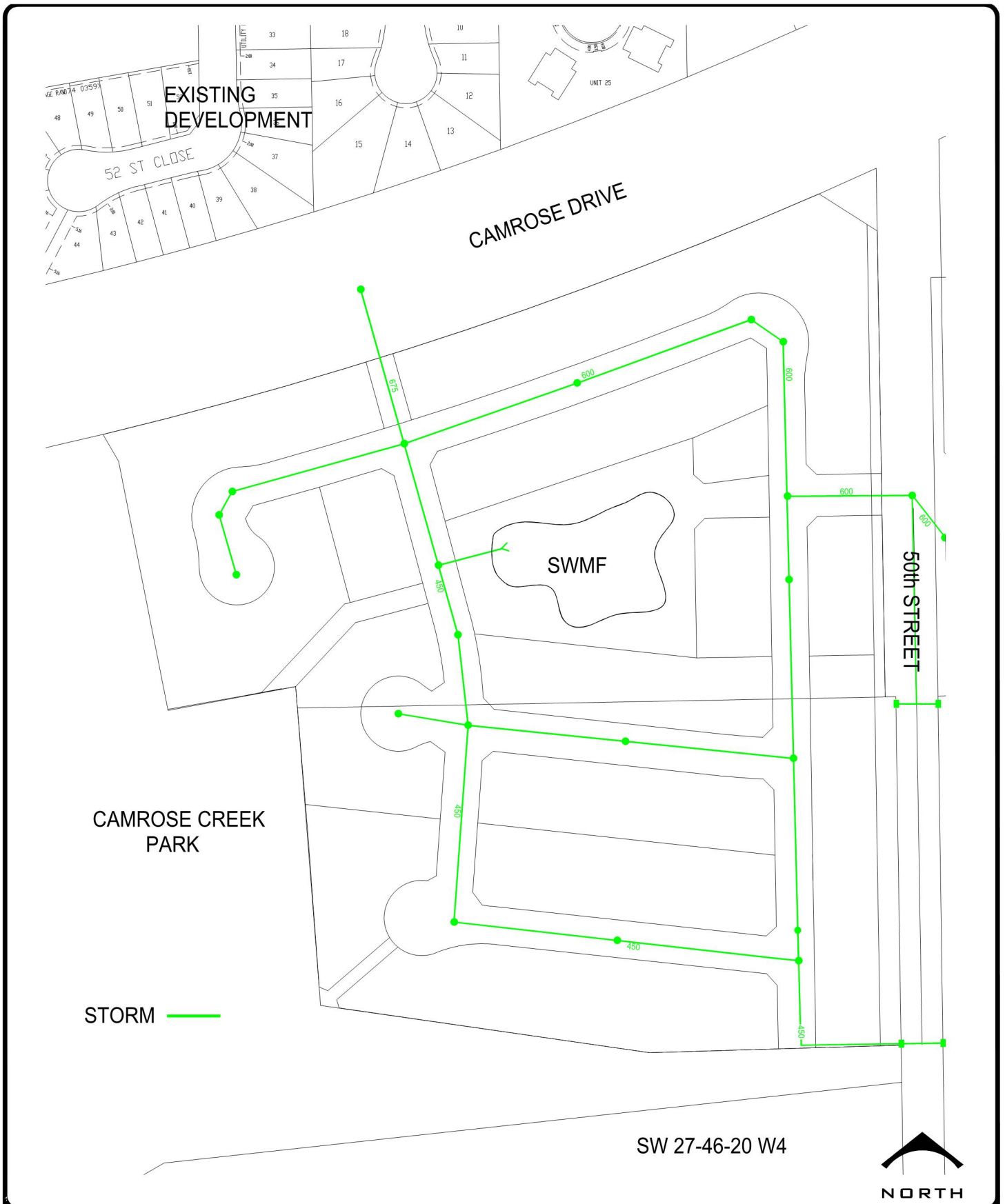


Figure 4
Stormwater Concept
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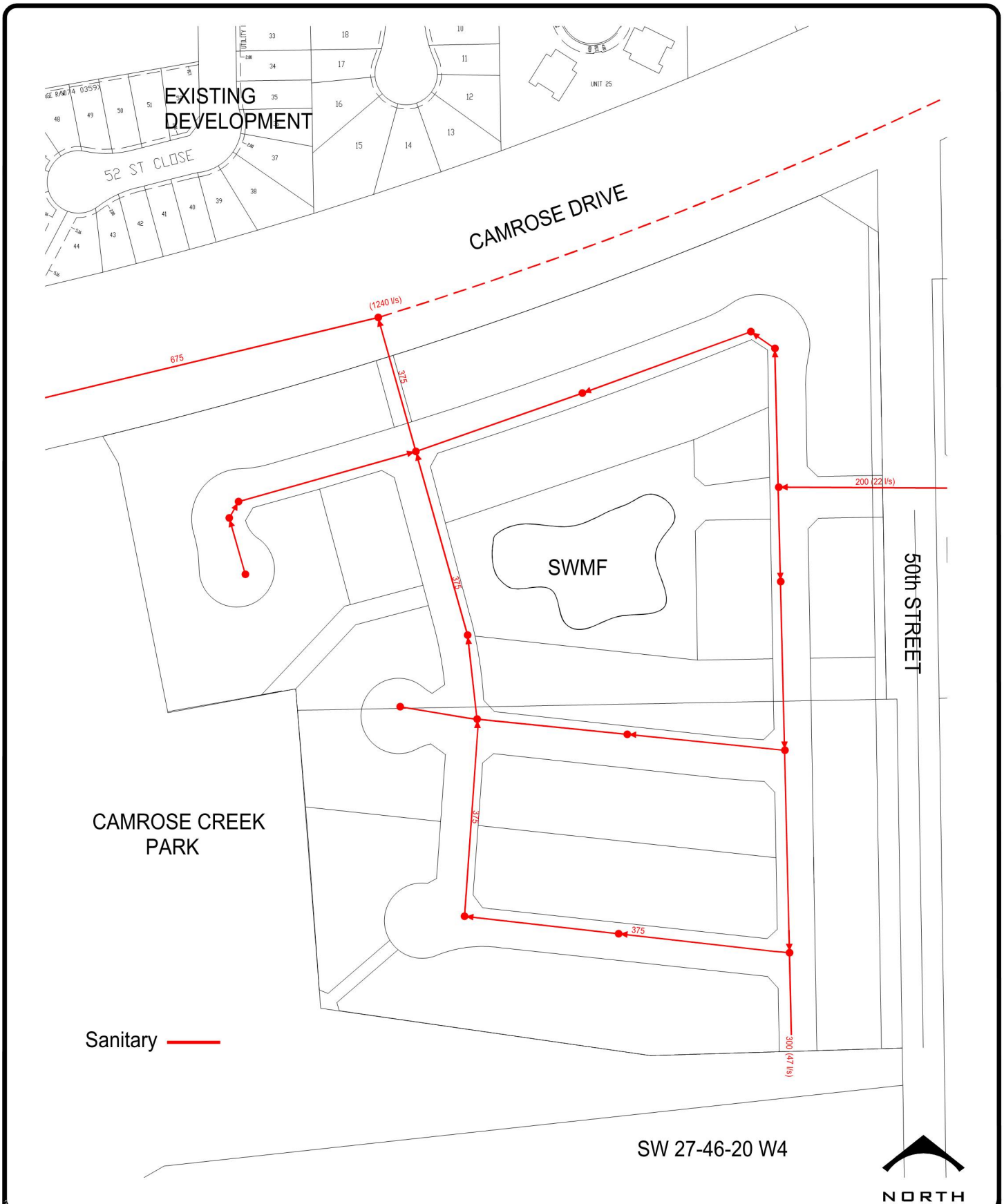


Figure 5
Sanitary Concept
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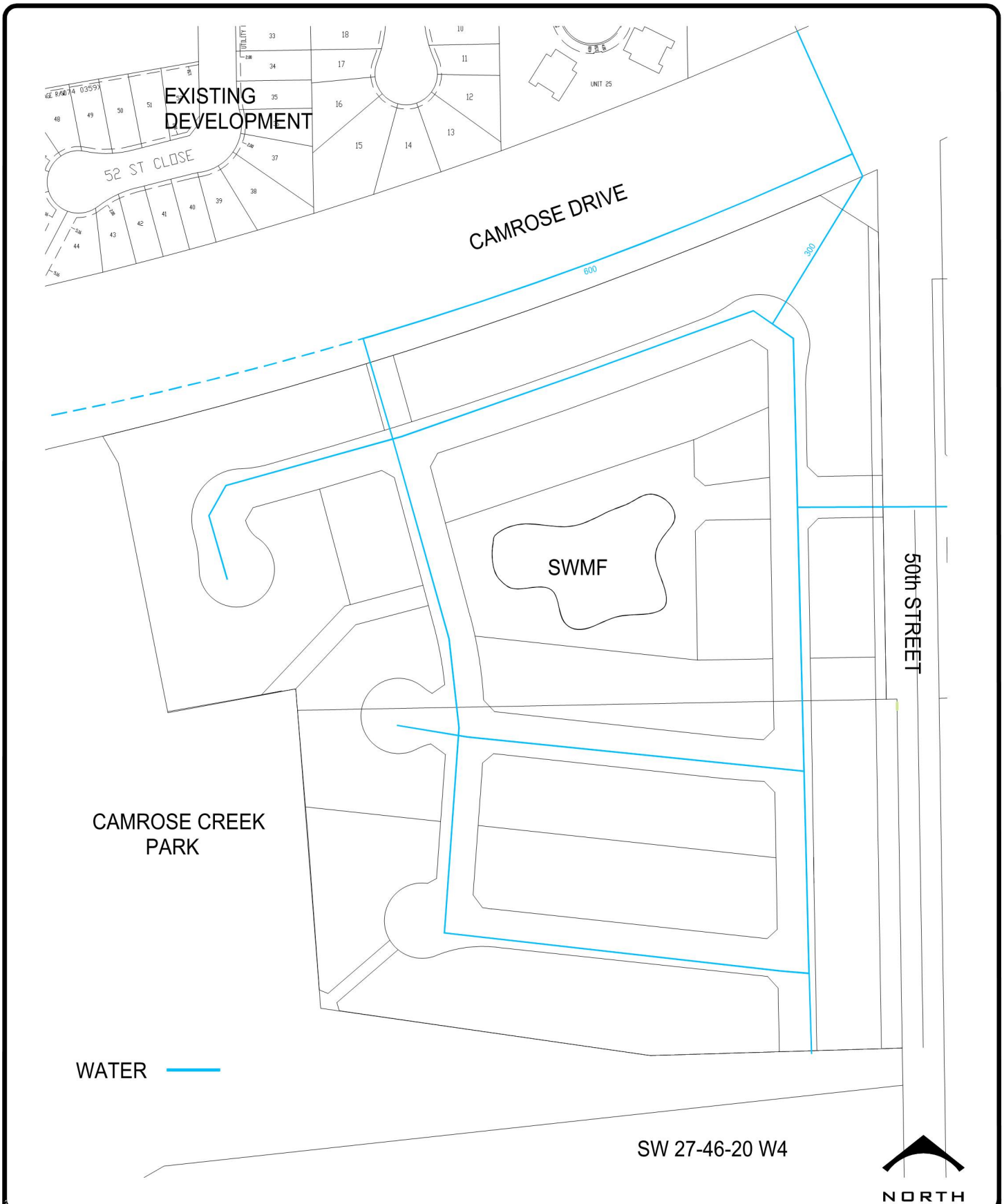


Figure 6
Water Concept
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6.0 Plan Implementation

6.1 DEVELOPMENT STAGING

Infrastructure to service the Stoney Ridge Lands will be extended into this development from the existing sanitary and storm trunks to the northwest of this property and from the existing water trunk to the northeast of this neighborhood. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market. The phasing is generally expected to begin in the north and expand in a southerly direction. The development staging is shown conceptually on Figure 6.

6.2 REDISTRICTING AND SUBDIVISION

Redistricting and subdivision applications, to conform to the land use designations described in the Outline Plan, will be undertaken as necessary. The City of Camrose Land Use Bylaw will also guide these applications.

6.3 ARCHITECTURAL THEMING

An architectural theme will be developed for this neighborhood and architectural controls will be implemented to ensure that all home construction complies and conforms with the overall vision and theme for the Stoney Ridge neighborhood.

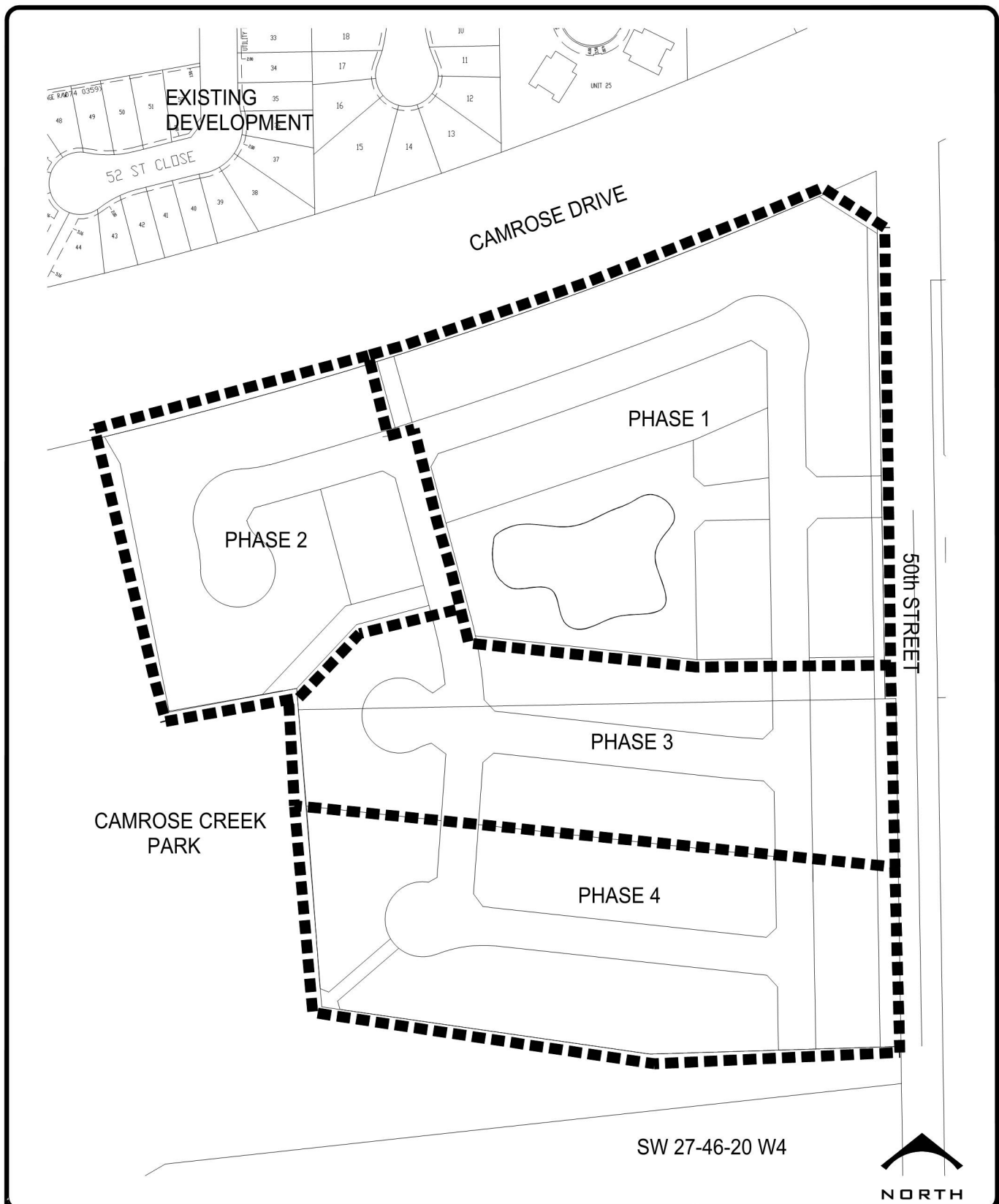


Figure 7
Phasing Plan
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